

**NYC Department of Education
Building Condition Assessment Survey 2023-2024**

Mechanical Inspection

X046




Asset: P.S. 46 - BRONX, 2760 BRIGGS AVENUE, BRONX, NY, 10458

Inspection Id	Inspection Type	Time In	Last Edited
872	MECHANICAL	2023-11-09 06:42AM	2023-12-05 01:12PM

Asset Data

Question	Answer
Have any Systems/Major Building Components been upgraded?	Systems: Water Service in Original Building (2 of 4); Electric Pressure Booster System; Gas Fired Domestic Water Heater in original building (1 of 2) Years: 2019 Systems: Climate Control System - Electric System Years: 2017 Systems: Terminal Unit Thermostatic Traps (~70%); F&T/Steam Drip Traps; Climate Control System - Pneumatic System; Temperature Control Thermostats (~50%) Years: 2016 Systems: Original Building: Fixtures - Toilets, Urinals (~80%) Years: 2015 Systems: Original Building: Enclosed IDF Room - Dedicated A/C Equipment (DX Split System) Years: 2014
Are there fuel tanks?	Yes
Total # of above ground tanks	2
Total capacity of all above ground tanks in gal.	7,775
Total # of below ground tanks	0
Total capacity of all below ground tanks in gal.	0
Total # of water main service entries to the asset	4
MERs/Fan Rooms Locations	Original Building: Basement - Boiler Room Mechanical Area, East and West Mechanical Areas; Main Roof - Gravity Tank Room. Building Addition: Fire Pump Room C01, MER 302
Are there any spaces with Missing or Defective CO Detectors?	No
Are there any Painted/Obstructed Sprinkler Heads?	No
Are there any Emergency Stop Switches with Missing Hammers?	No components

Priority Condition

Exist Last Year?	Priority Category	Condition Description	Component Affected	Location Description	Person(s) Notified	Person(s) Title	Photo Image
Yes	Defective Boiler Safety Auxiliary	Defective Boiler Safety Controls Alarm Bell Not Operational	Burner/Burner Control Panel	Original Building Boiler Room @ Boiler #1	Christopher Donnelly	Custodian	
No	Other	Defective	Gas Meter Room Exhaust Fan	Original Building - Gas Meter Room	Christopher Donnelly	Custodian	
Yes	Defective Boiler Safety Auxiliary	Defective Fusible Link	Fuel Oil Storage/Supply System	Original Building - Basement near Oil Tank Room @ Fuel Oil Transfer Pumps	Christopher Donnelly	Custodian	

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No	Defective Boiler Safety Auxiliary	Water Column's Try Cocks are defective	Steam Boiler	Original Building Boiler Room / Boilers #1, #2	Christophe r Donnelly	Custodian
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Inspection

Question	Response
Mechanical	
AIR CONDITIONING	Inspected
Chilled Water System	Inspected
Absorption Chiller	Does not exist
Air Cooled Chiller	Does not exist
Air Cooled Condenser	Does not exist
Chilled Water Distribution: Piping, Pumps and Auxiliaries	Inspected
Condition	1- Good
Deficiency	PUMP:DEFECTIVE
Deficiency Location/Instance	Building Addition Boiler Room / CHWP #2, GCHWP
Deficiency Quantity	2
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Backflow Preventer	Does not exist
Central Station Air Handler	Inspected
Instance	Building Addition - Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	RTU-KC
Capacity/Size Quantity	20
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	RTU-CO
Capacity/Size Quantity	15
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	MER 302
Instance Condition	1- Good
Instance Quantity	2
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	AHU-GYM, AHU-PERF

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Central Station Air Handler	
Capacity/Size Quantity	10
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition - Roof
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Annexair
EquipmentId	DRU-CR
Capacity/Size Quantity	30
Capacity/Size UOM	Fan Motor HP
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	DEFECTIVE UNIT
Deficiency Location/Instance	Building Addition - Roof (enthalpy wheel)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Fan Coil Unit	Does not exist
Packaged Air Cooled Chiller	Inspected
Instance	Building Addition - Penthouse Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Airstack
EquipmentId	CH-1A
Capacity/Size Quantity	120
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded
Instance	Building Addition - Penthouse Roof
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Airstack
EquipmentId	CH-1B
Capacity/Size Quantity	150
Capacity/Size UOM	Tons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Refrigerant Type	R-410A
Deficiency	No deficiencies recorded

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Question	Response
AIR CONDITIONING	
Chilled Water System	
Water Cooled Chiller	Does not exist
Condenser Water Distribution: Piping, Pumps and Auxiliaries	Does not exist
Cooling Coil in Ductwork	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Cooling Tower	Does not exist
DX Split System	Inspected
Indoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Outdoor Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Dry Cooler	Does not exist
Packaged / Rooftop Unit	Does not exist
Packaged Terminal A/C	Does not exist
Refrigerant Leak Detection System	Does not exist
Refrigerant Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Return Fan	Does not exist
CENTRAL ACID WASTE NEUTRALIZING TANK	Does not exist
CLIMATE CONTROL SYSTEM	Inspected
BMS	Inspected
Instance	Building Addition - Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Installation Year	2019
Source of Installation Year	Documented
Deficiency	DEFECTIVE SYSTEM
Deficiency Location/Instance	Building Addition - Throughout
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Pneumatic System	Inspected
Instance	Original Building - Throughout
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	41-60%
Deficiency	PNEUMATIC TUBING: DEFECTIVE/LEAKS AIR
Deficiency Location/Instance	Various Locations
Deficiency Quantity	100
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
CLIMATE CONTROL SYSTEM	
Hybrid System	Does not exist
Electric System	Inspected
Instance	Original Building - Throughout (Heat Timer System)
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Building Area Covered by Operational System	0-20%
Deficiency	DEFECTIVE LOCAL CONTROL PANEL
Deficiency Location/Instance	Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
COMPACTOR	Does not exist
CONVEYING	Inspected
Dumbwaiter	Does not exist
Elevator	Inspected
Condition	1- Good
Are all the existing elevators operable?	Yes
Deficiency	No deficiencies recorded
Escalator	Does not exist
Non-auditorium Handicap Lift - Vertical	Does not exist
Non-auditorium Handicap Lift - Stair	Does not exist
Ash Hoist	Does not exist
Sidewalk Elevator	Does not exist
DOMESTIC WATER SYSTEM	Inspected
Domestic Cold Water System	Inspected
Gravity System	Inspected
Supply Pump	Does not exist
Roof Tank	Inspected
Condition	3- Fair
Deficiency	NOT IN USE
Deficiency Location/Instance	Main Roof - Gravity Tank Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Pressure Booster System	Inspected
Electric Pressure Booster System	Inspected
Instance	Original Building - Boiler Room Mechanical Area
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Federal Pump
EquipmentId	N/A
Capacity/Size Quantity	2
Capacity/Size UOM	Total # Pumps
Capacity/Size 2 Quantity	20
Capacity/Size 2 UOM	Total Pumps HP
Source of Capacity/Size	Documented
Installation Year	2019

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Cold Water System	
Pressure Booster System	
Electric Pressure Booster System	
Source of Installation Year	Documented
Deficiency	DEFECTIVE PUMP
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Hydraulic/Pneumatic Booster System	
Does not exist	
Water Service	
Inspected	
Instance	Original Building: Basement - East and West Mechanical Areas near Exit Doors; Building Addition Fire Pump Room C01
Instance Condition	1- Good
Instance Quantity	3
Instance Quantity Uom	EACH
Deficiency	No deficiencies recorded
Instance	Original Building - Basement near Ash Hoist
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Deficiency	WATER MAIN:MISSING BACKFLOW PREVENTION DEVICE
Deficiency Location/Instance	Original Building - Basement near Ash Hoist
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	INSTALL
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Domestic Hot Water System	
Inspected	
Domestic Hot Water Remote Storage Tank	
Inspected	
Condition	1- Good
Deficiency	No deficiencies recorded
Domestic Water Heat Exchanger	
Does not exist	
Electric Domestic Water Heater	
Does not exist	
Gas Fired Domestic Water Heater	
Inspected	
Instance	Building Addition - Water Heater Room 603
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	Lochinvar
EquipmentId	N/A
Capacity/Size Quantity	200
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	0
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Original Building - Boiler Room Mechanical Area

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Question	Response
DOMESTIC WATER SYSTEM	
Domestic Hot Water System	
Gas Fired Domestic Water Heater	
Instance Condition	1- Good
Instance Quantity	1
Instance Quantity Uom	EACH
Manufacturer	A.O. Smith
EquipmentId	N/A
Capacity/Size Quantity	275
Capacity/Size UOM	MBH Input
Capacity/Size 2 Quantity	267
Capacity/Size 2 UOM	Gallons
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
Oil Fired Domestic Water Heater	Does not exist
Heat Pump Domestic Water Heater	Does not exist
Domestic Water Distribution Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
DRAIN/WASTE/VENT AND STORM SYSTEM	
Interior Storm Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sewage/Waste/Vent Piping	Inspected
Condition	2- Between Good and Fair
Deficiency	SEWAGE/WASTE PIPING:DEFECTIVE/LEAKS
Deficiency Location/Instance	Boy's Toilet Room 534
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Sewage Ejector Pump	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Sump Pump	Inspected
Condition	2- Between Good and Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Original Building: Basement - Boiler Room Mechanical Area (1 of 4)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
DUAL TEMPERATURE SYSTEM (CHILLED AND HOT WATER)	Does not exist
FIXTURES	
Staff And Other	Inspected
Janitor Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded

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Question	Response
FIXTURES	
Staff And Other	
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Urinal	Does not exist
Student	
Drinking Fountain	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Lavatory/Sink	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Locker Room Shower	Does not exist
Sink And Fountain Combo Unit	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Toilet	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Urinal	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
GAS FIRED FURNACE	Does not exist
GAS SERVICE	
Gas Distribution Piping	Inspected
Condition	1- Good
Deficiency	No deficiencies recorded
Gas Meter Room Exhaust Fan	Inspected
Condition	4- Between Fair and Poor
Deficiency	DEFECTIVE
Deficiency Location/Instance	Original Building - Gas Meter Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas Meter Room Vent	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Gas Pressure Booster	Does not exist
CO/Gas Leak Detection	
Instance	Building Addition - Boiler Room, Water Heater Room 603
Instance Condition	2- Between Good and Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded

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Question	Response
GAS SERVICE	
CO/Gas Leak Detection	
Instance	Original Building - Boiler Room, Boiler Room Mechanical Area, Gas Meter Room
Instance Condition	3- Fair
Instance Quantity	1
Instance Quantity Uom	EACH
Installation Year	2010
Source of Installation Year	Custodial Staff
Deficiency	No deficiencies recorded
HEATING	
Heating Coil In Ductwork	
	Does not exist
Hydronic Heating	
Hydronic Hot Water Distribution: Piping, Pumps and Auxiliaries	
Condition	1- Good
Deficiency	No deficiencies recorded
Backflow Preventer	
	Does not exist
Hot Water Heat Exchanger	
Condition	1- Good
Deficiency	No deficiencies recorded
Radiator/Convactor/Fin Tube	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam Heating	
F&T/Steam Drip Trap	
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
MER Steam and Condensate Piping	
Condition	3- Fair
Deficiency	DAMAGED/MISSING INSULATION
Deficiency Location/Instance	Original Building: Basement - East and West Mechanical Areas
Deficiency Quantity	50
Quantity Uom	L.F.
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Condensate Return Piping	
Condition	3- Fair
Deficiency	DEFECTIVE VALVE
Deficiency Location/Instance	Basement - West Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Basement -Oil Tank room
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded

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Question	Response
HEATING	
Steam Heating	
Steam Condensate Return Pumping System	Inspected
Condition	3- Fair
Deficiency	No deficiencies recorded
Steam Piping	Inspected
Condition	3- Fair
Deficiency	DEFECTIVE/LEAKS
Deficiency Location/Instance	Room 442
Deficiency Quantity	10
Quantity Uom	L.F.
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Terminal Unit Thermostatic Trap	Inspected
Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Steam supplied by External Sources	Does not exist
Unit Heater/Cabinet Heater	Inspected
Condition	1- Good
Deficiency	DEFECTIVE
Deficiency Location/Instance	Basement - Custodian's Workshop
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
HEATING PLANT	Inspected
Instance on Building Addition - Penthouse	Inspected
Is there a water meter on the boiler make-up water piping?	No
Burner Manufacturer	N/A
Burner Model	N/A
Burner Type	Gas
Heating Plant Oil Number	N/A
Instance on Original Building - Basement	Inspected
Is there a water meter on the boiler make-up water piping?	Yes
Observed Operational?	No
Burner Manufacturer	GORDON PIATT
Burner Model	FL12.1-GO-50
Burner Type	Dual Fuel (Gas/Oil)
Heating Plant Oil Number	2
Boiler Auxiliaries	
Instance on Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
Boiler Auxiliary Piping	
Instance on Building Addition - Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE BOILER MAKE-UP WATER PIPING
Deficiency Location/Instance	Original Building Boiler Room Mechanical Area
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
Boiler Auxiliaries	
Boiler Auxiliary Piping	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Boiler Emergency Stop Switch	
Instance on Building Addition - Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Feedwater System	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
Boiler Feedwater Treatment(Automatic)	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Does not exist
Boiler Flue Exhaust	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Make-up Water Backflow Preventer	
Instance on Building Addition - Penthouse	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE RPZ
Deficiency Location/Instance	Building Addition Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Room Steam And Condensate Piping	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler Safety Valve	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Boiler System	
Instance on Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected

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Question	Response
HEATING PLANT	
Boiler System	
Coal-fired Boiler	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Does not exist
Hot Water Boiler	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Does not exist
Modular Boiler	
Instance on Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Does not exist
Instance on Building Addition - Penthouse	Inspected
Instance	Building Addition Boiler Room
Instance Condition	1- Good
Instance Quantity	2,400
Instance Quantity Uom	MBH NET
Manufacturer	Lochinvar
EquipmentId	20000207029 N001
Capacity/Size Quantity	2760
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	No deficiencies recorded
Instance	Building Addition Boiler Room
Instance Condition	2- Between Good and Fair
Instance Quantity	2,400
Instance Quantity Uom	MBH NET
Manufacturer	Lochinvar
EquipmentId	20000207030 N002
Capacity/Size Quantity	2760
Capacity/Size UOM	MBH Gross
Source of Capacity/Size	Documented
Installation Year	2019
Source of Installation Year	Documented
Deficiency	DEFECTIVE BURNER
Deficiency Location/Instance	Building Addition Boiler Room
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Steam Boiler	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Inspected
Instance on Original Building - Basement	Inspected
Instance	Original Building Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6567-1
Capacity/Size Quantity	4299

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HEATING PLANT	
Boiler System	
Steam Boiler	
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation Year	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Deficiency	LEAKY/PLUGGED TUBES
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPLACE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance	Original Building Boiler Room
Instance Condition	3- Fair
Instance Quantity	4,299
Instance Quantity Uom	MBH NET
Cast Iron Boiler?	No
Manufacturer	A. L. Eastmond & Sons Inc.
EquipmentId	6567-2
Capacity/Size Quantity	4299
Capacity/Size UOM	MBH Net
Source of Capacity/Size	Documented
Installation Year	1997
Source of Installation Year	Documented
Deficiency	DEFECTIVE SAFETY AUXILIARY: LOW-WATER CUT-OFF, WATER COLUMN ASSEMBLY
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Fuel System	
Instance on Building Addition - Penthouse	Inspected
Instance on Original Building - Basement	Inspected
Boiler Fresh Air Louver/Damper	
Instance on Building Addition - Penthouse	Inspected
Instance Condition	1- Good
Type	Automatic
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Type	Automatic
Deficiency	DEFECTIVE ACTUATOR
Deficiency Location/Instance	Boiler Room @ Boiler #2
Deficiency Quantity	1
Quantity Uom	EACH

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Question	Response
HEATING PLANT	
Fuel System	
Boiler Fresh Air Louver/Damper	
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Burner/Burner Control Panel	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	BURNER CONTROL PANEL:DEFECTIVE
Deficiency Location/Instance	Boiler Room / Boiler #1 (Defective Boiler Safety Controls Alarm Bell Not Operational)
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	REPAIR
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Fuel Oil Storage/Supply System	
Instance on Building Addition - Penthouse	Does not exist
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	FUEL OIL PIPING:DEFECTIVE FUSIBLE LINK
Deficiency Location/Instance	Original Building - Basement near Oil Tank Room @ Fuel Oil Transfer Pumps
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 5
Purpose of Action	LEVEL 6
Violations	No violations recorded
Gas Trains And Vent At The Boiler	
Instance on Building Addition - Penthouse	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Instance on Original Building - Basement	Inspected
Instance Condition	3- Fair
Deficiency	No deficiencies recorded
Enclosed IDF Room	Inspected
Instance on Building Addition - Rooms 120, 416, 516	Inspected
Instance on Original Building - Basement	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Rooms 120, 416, 516	Inspected
Instance Condition	3- Fair
Deficiency	DEFECTIVE
Deficiency Location/Instance	Building Addition - Rooms 120, 416, 516
Deficiency Quantity	3
Quantity Uom	EACH
Potential Action	MAINTENANCE
Urgency of Action	PRIORITY 3
Purpose of Action	LEVEL 2
Violations	No violations recorded
Instance on Original Building - Basement	Inspected

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Question	Response
Enclosed IDF Room	
Dedicated A/C Equipment	
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
KITCHEN	
Instance on Building Addition - 1st Floor	Inspected
CO Detector	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Gas System	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Grease Trap	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Ductwork	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Exhaust Fan	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hood Fire Suppression System	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
Hot Water Temperature Booster	
Instance on Building Addition - 1st Floor	Does not exist
Kitchen Sink	
Instance on Building Addition - 1st Floor	Inspected
Instance Condition	1- Good
Deficiency	No deficiencies recorded
MDF Room	
Instance on Building Addition - Room 318	Inspected
Dedicated A/C Equipment	
Instance on Building Addition - Room 318	Inspected
Instance Condition	2- Between Good and Fair
Deficiency	No deficiencies recorded
SCIENCE DEMO ROOM	
	Does not exist
SCIENCE LAB	
	Does not exist
SCIENCE PREP ROOM	
	Does not exist
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
	Inspected
Dry Sprinkler Alarm Valve Assembly	Does not exist
Wet Sprinkler Alarm Valve Assembly	Inspected
Condition	1- Good

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Question	Response
SPRINKLERS, STANDPIPE, FIRE SYSTEM	
Wet Sprinkler Alarm Valve Assembly	
Deficiency	NOT IN USE
Deficiency Location/Instance	Building Addition: Fire Pump Room C01
Deficiency Quantity	1
Quantity Uom	EACH
Potential Action	NO ACTION
Urgency of Action	PRIORITY 1
Purpose of Action	LEVEL 1
Violations	No violations recorded
Fire Booster Pump Assembly	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Roof Tank	
Condition	Does not exist
Siamese Connection	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Sprinkler Head	
Condition	Inspected
Deficiency	2- Between Good and Fair
Deficiency	No deficiencies recorded
Sprinkler Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Standpipe System	
Condition	Inspected
Hose Valve Assembly	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Piping	
Condition	Inspected
Deficiency	1- Good
Deficiency	No deficiencies recorded
Water Gong	
Condition	Does not exist
SWIMMING POOL	
Condition	Does not exist
VENTILATION	
Condition	Inspected
Is the building Mechanically ventilated?	Partial
Exhaust Fan	
Condition	Inspected
Approximate Total # of Fans	2- Between Good and Fair
Deficiency	1-25
Deficiency	No deficiencies recorded
Heating And Ventilating Unit	
Condition	Inspected
Deficiency	3- Fair
Deficiency	No deficiencies recorded
Metal Ductwork	
Condition	Inspected
Condition	2- Between Good and Fair
Are there any uninsulated ductwork by design in Mechanical rooms?	Yes
Are there chain operated dampers?	No
Deficiency	No deficiencies recorded
Supply Fan	
Condition	Does not exist
Unit Ventilator	
Condition	Does not exist